

City Council Introduction: **Monday**, June 11, 2001
Public Hearing: **Monday**, June 18, 2001, at **1:30 p.m.**

Bill No. 01-100

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3252**, from I-1 Industrial to B-2 Planned Neighborhood Business, and from B-2 Planned Neighborhood Business to I-1 Industrial, requested by Olsson Associates on behalf of Ridge Development Company, on property generally located at No. 27th Street and Folkways Blvd.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUESTS: Preliminary Plat No. 00009, King Ridge 2nd Addition (01R-149) and Use Permit No. 103B (01R-148).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/13/00
Administrative Action: 12/13/00

RECOMMENDATION: Approval (9-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward, Hunter and Taylor voting 'yes').

FINDINGS OF FACT:

1. This change of zone and the associated King Ridge 2nd Addition preliminary plat and use permit were heard at the same time before the Planning Commission. The attached minutes reflect testimony on all three items as one project.
2. The Planning staff recommendation to approve this change of zone request is based upon the "Analysis" as set forth on p.4.
3. The applicant's testimony is found on p.5-7.
4. There was no testimony in opposition.
5. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 4, 2001

REVIEWED BY: _____

DATE: June 4, 2001

REFERENCE NUMBER: FS\CC\FSCZ3252.King Ridge 2nd

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: King Ridge 2nd Addition
Change of Zone #3252
Use Permit #103B
Preliminary Plat #00009

Date: December 1, 2000

****As Revised by Planning Commission, 12/13/00****

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: Gary Bredehoft, of Olsson Associates, has applied for the following proposals in the vicinity of N. 27th Street and Folkways Blvd:

- 1) Change of Zone #3252 from I-1, Industrial District to B-2, Planned Neighborhood Business District and from B-2, Planned Neighborhood Business District to I-1, Industrial District.
- 2) Use Permit #103B, King Ridge, a generic Use Permit for 705,660 square feet of retail, commercial, financial and restaurant uses.
- 3) Preliminary Plat #00009, King Ridge 2nd Addition, for 34 lots and 3 outlots.

Requested Waivers or Variations from:

- 1) Section 26.23.130 "Block size" to allow block lengths over 1,320 feet in Blocks 1 and 2;
- 2) Section 26.27.020, requiring sidewalks on one side of a private roadway;
- 3) Design standards for a private roadway; and,
- 4) A reduction in the front yard setback

GENERAL INFORMATION:

APPLICANT: Gary Bredehoft
Olsson Associates
1111 Lincoln Mall
P.O. Box 84608
Lincoln, NE 68508
(402) 474-6311

CONTACT: Same

LAND OWNER: Mr. John C. Brager, President of Construction
Ridge Development Company
P.O. Box 22769
Lincoln, NE 68542

Mr. Tom White, President of Development
Ridge Development Company
P.O. Box 22296
Lincoln, NE 68542

LOCATION: N. 27th Street and Folkways Blvd.

LEGAL DESCRIPTION: See Attached

EXISTING ZONING: B-2, Planned Neighborhood Business District and I-1, Industrial District.

SIZE: 71 acres, more or less

EXISTING LAND USE: Commercial and vacant

SURROUNDING LAND USE AND ZONING: Zoned H-3, Highway Commercial, R-3, Residential and R-5, Residential to the north; I-1, Industrial to the east; R-5, Residential and B-5, Planned Regional Business District to the south; R-2, residential to the west; and, B-2 Planned Neighborhood Business District to the southwest. Multi-family residential, wetlands and single family residential to the north; undeveloped high school site to the east; commercial and multi-family residential to the south; attached single family residential to the west; hotel to the southwest.

COMPREHENSIVE PLAN SPECIFICATIONS: Shown as Commercial, Industrial and Environmentally sensitive on “Figure 16 Lincoln’s Land Use Plan” and the “North 27th Street Subarea Plan” in the amended *1994 Lincoln-Lancaster County Comprehensive Plan*.

HISTORY:

- This area was changed from A-A Rural and Public Use to R-3, Residential during the 1979 zoning update.
- In March of 1997, the City Council approved a change of zone from R-3 to B-2 and I-1.
- The King Ridge Preliminary Plat and Use Permit 103 was approved in February 1998.
- The King Ridge 1st Addition Preliminary Plat was approved in November 1999.
- Use Permit #103A covering the southern portion of the area, was approved in February 1999.

SPECIFIC INFORMATION:

UTILITIES: Available

TRAFFIC ANALYSIS: The increasing traffic congestion along N. 27th Street is an issue with continued commercial development. An off-site transportation agreement has been agreed to in principle, and a final, signed version will be required prior to scheduling the items on the City Council agenda.

ENVIRONMENTAL CONCERNS: The wetlands area at the east side of the proposed Preliminary Plat and Use Permit will be filled and mitigated, as previously approved in the King Ridge and King Ridge 1st Addition Preliminary Plats.

ANALYSIS:

Change of Zone:

1. This application includes a request to change the zoning on the northern third of the property from I-1 to B-2, and to incorporate that property in the Use Permit. The request also includes changing the zoning on some pieces from B-2 to I-2 and from I-1 to B-2, so that the zoning lines are consistent with the lot lines.
2. The Comprehensive Plan shows the northern portion as Industrial on “Figure 16 Lincoln’s Land Use Plan” and in the “N. 27th Street Subarea Plan.”
3. That property immediately east of this site is the Lincoln Public Schools north high school site. That property is likely to be rezoned to “P, Public Use” in the near future, as the development of the high school is undertaken.
4. The property to the west is zoned residentially and developed with residential land uses.
5. The property to the north is zoned commercially and residentially, and is developed with residential uses.
6. The change of zone will allow all of the property to be developed in a unified manner under a Use Permit.
7. The change of zone will remove industrial zoning, and the potential negative impacts from uses allowed in the I-1 district, from an area adjacent to residential uses and a future school site.
8. The goals of the comprehensive plan include encouraging compact retail development, and to provide adequate and appropriate areas for industrial development.
9. The existing industrially zoned area is not appropriate for industrial development as it is abuts commercial and residential zoning and land uses on three sides, and a future school site on the fourth side.
10. The proposed change of zone is consistent with the goals of the Comprehensive Plan.

STAFF RECOMMENDATION:

Change of Zone: Approval

**CHANGE OF ZONE NO. 3252
and
USE PERMIT NO. 103B
and
PRELIMINARY PLAT NO. 00009,
KING RIDGE 2ND ADDITION,**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 13, 2000

Members present: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer.

Planning staff recommendation: Approval of the change of zone and conditional approval of the use permit and preliminary plat.

Proponents

1. DaNay Kalkowski presented the application which includes a change of zone, preliminary plat and use permit for portions of the King Ridge property located east of 27th north of North Hill Road. This property has had a long history. It dates back to 1996 when this area was shown in the No. 27th Street Subarea Plan as commercial and industrial. In March of 1997, the property was zoned B-2 and I-1 and annexed; in 1998 and 1999, use permit 103A was submitted along with associated preliminary plats for portions of the property. In January of 1999, the northwestern portion of the property was sold to Lincoln School District Leasing Corporation; and in February, 2000, Ridge Development and six other property owners entered into an agreement with the city to facilitate the construction of 33rd Street from Superior to Folkways Blvd., and is currently under construction.

The applications presented today complete the King Ridge package and cover the balance of the remaining site for the use permit. The use permit and preliminary plat incorporate all of the King Ridge property; the use permit is generic at this stage showing building envelopes and square footage for each lot. The applicant will come in with more detailed information when they have the specific users.

The primary focus of the use permit negotiations were traffic impacts and traffic improvements to No. 27th and Folkways. A lot has happened in this area since early 1997 when the property was zoned and annexed. This developer has reached agreement with Public Works with respect to traffic and they are in the process of finalizing a written agreement. By the end of next year, Folkways will be open from 27th to 33rd, and 33rd Street will be open from Superior Street up to Fletcher Avenue. Folkways from North 27th to 30th will be a 5-lane cross-section. No. 30th over to the east edge of King Ridge will be a 3-lane cross-section with sufficient additional right of way granted to the city to allow it to ultimately become a 5-lane cross-section. The property to the east of King Ridge already has plans submitted to construct a 4-lane cross-section over to 33rd. They have worked hard to reach an agreement on traffic to benefit the city's long term interests and for the ultimate users of the property.

Kalkowski submitted proposed amendments to the conditions of approval.

Kalkowski requested amendment to Condition #1.2.14 of Use Permit 103B:

~~Remove~~ Revise the note on the site plan ~~to stating~~ that the ~~extra~~ right of way adjacent to N. 27th Street shown on the site plan north of Enterprise Drive will be vacated and deeded to developer.

Kalkowski explained that when staff requested removal of this note it was before anyone knew what improvements would be needed on No. 27th north of Enterprise Drive. Part of the agreement is that the developer will be constructing that third lane along No. 27th between Enterprise and the north edge of the property. We now know the improvements to North 27th. The vacation of the extra right-of-way is consistent with earlier versions of the preliminary plat and use permit. The property to the north of the King Ridge site will no longer take access directly to 27th Street.

Kalkowski requested to add the following conditions to Use Permit 103B:

4. The City Council shall have approved:
 - 4.1 Change of Zone No. 3252
 - 4.2 Preliminary Plat No. 00009, King Ridge 2nd Addition
 - 4.3 A reduction of the required front yard setback on the lots adjacent to the south side of Folkways Boulevard and on the lots adjacent to North 27th Street south of Folkways Blvd., corresponding to the dedicated right-of-way.

This is to clarify the front yard setback waiver that is supported by staff.

With regard to the preliminary plat, Kalkowski requested the same revision to Condition #1.1.14 as is being requested to Condition #1.2.14 of the use permit referring to the right-of-way.

Kalkowski requested to add Condition #2.4:

- 2.4 Modification of the design standards for a private roadway to allow horizontal curves with no minimum radius, a reduction in tangent length between horizontal curves and a cross slope pavement section in lieu of a crowned cross section.

Newman inquired about the specific locations where the applicant is requesting to waive sidewalks. Her concern is whether there is sufficient pedestrian movement for high school students to the fast food restaurants which might be close enough. Kalkowski explained that the waiver request is on the internal private roadway system circulating internally around the parking lot. Jennifer Dam of Planning staff referred to the site plan and explained that the sidewalks would be waived adjacent to the parking lot but would be provided on the side adjacent to the lots. Newman was satisfied.

Steward asked the applicant to describe the mitigation of the wetlands and how it may or may not affect the school property adjacent since it is not a very compatible ordinary use of school property. Mark Palmer of Olsson Associates stated that mitigation of wetlands was coordinated with the school site. There have been two permits – the school permit has been approved; the King Ridge permit is in process. They mitigate areas to the north of the property. Dam explained that the mitigation of the wetlands was previously approved with the preliminary plat that is already in place for this development. The wetlands will be mitigated in the area of the wetland drainage channel. Kalkowski added that they are doing additional mitigation to the north and making provisions to do some additional mitigation in the North Ridge property to the north clear over to the east.

Steward's concern is procedural in that his understanding is that the school property decision came after that original approval. Dam clarified that the schools were involved in the negotiations on the plat. Steward wanted to know whether we have all the mitigation we need because there is no mention of the mitigation in these conditions of approval. Do we need a new condition? Dam does not believe so because it has been taken care of and the bulk of it is on the school site which is not included in this preliminary plat.

Carlson returned to the pedestrian issue and the sidewalk motion from Folkways to the potential fast food area. He assumes we would not want them to move directly west into the commercial. Dam explained that there is a large grade differential so students walking from school to the fast food would "come down to Folkways, over and up".

Hunter was concerned about the location of signage. Dam stated that the applicant has shown some envelopes for signs on the large site plan. The entire lots are being shown as building envelopes so it is difficult to say how close to the building the signage will be. She did not have the specific dimensions.

There was no testimony in opposition.

Carlson asked staff to speak to the modification of the right-of-way language in Condition #1.2.14 of the Use Permit and Condition #1.1.14 of the plat. Dennis Bartels of Public Works explained that his original comment in the staff report was in response to what was shown on the plans and why the city should vacate the entire piece of right-of-way. The right-of-way was purchased with the 27th Street widening project for a frontage type driveway to serve an acreage lot. He has worked out with the applicant and agreed that part of the right-of-way can be vacated, reserving enough for the extra lane that they have agreed to construct. The city did not want to vacate it all until the right-of-way needs were determined. With the negotiated traffic improvements we can determine the right-of-way needs and retain what we need, vacate the rest, and add it to this development.

Carlson asked whether there is a traffic study for North 27th Street. Bartels advised that the applicant was required to submit a traffic impact study for this development. The city also has their larger traffic studies in that area. The recently adopted LRTP was based on adding the traffic together. Yes, it was studied. In general, the city wants to get another full lane on the east side of 27th adjacent to this development, starting south of Folkways. In general, the traffic numbers are indicating that in the long term, with 14th Street widening to 4 lanes and 33rd in place with 4 lanes, we would still have capacity problems on 27th with the existing two lanes. This development just builds right turn lanes into the driveways and entrance points. As traffic increases or a need comes along, an additional lane could

be added on 27th both north and south of this location. The city's overall study assumed certain levels of development. The site specific traffic is overlayed over a development like this and the staff analyzes it to try to make the intersections work with the ultimate traffic. Bartels concurred that the staff has required this developer to correspond to the increase in traffic as a result of their commercial uses.

Bartels agreed with the new Condition #2.4 on the preliminary plat. Dam also concurred with the additional conditions on the use permit.

Response by the Applicant

Kalkowski stated that the negotiations on traffic improvements were done with respect to the long term traffic needs. The city does not perceive needing more than three lanes on the one side of 27th Street.

Public hearing was closed.

CHANGE OF ZONE NO. 3252

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Carlson moved approval, seconded by Duvall and carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

USE PERMIT NO. 103B

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, with the amendments as requested by the applicant, seconded by Taylor and carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

PRELIMINARY PLAT NO. 00009

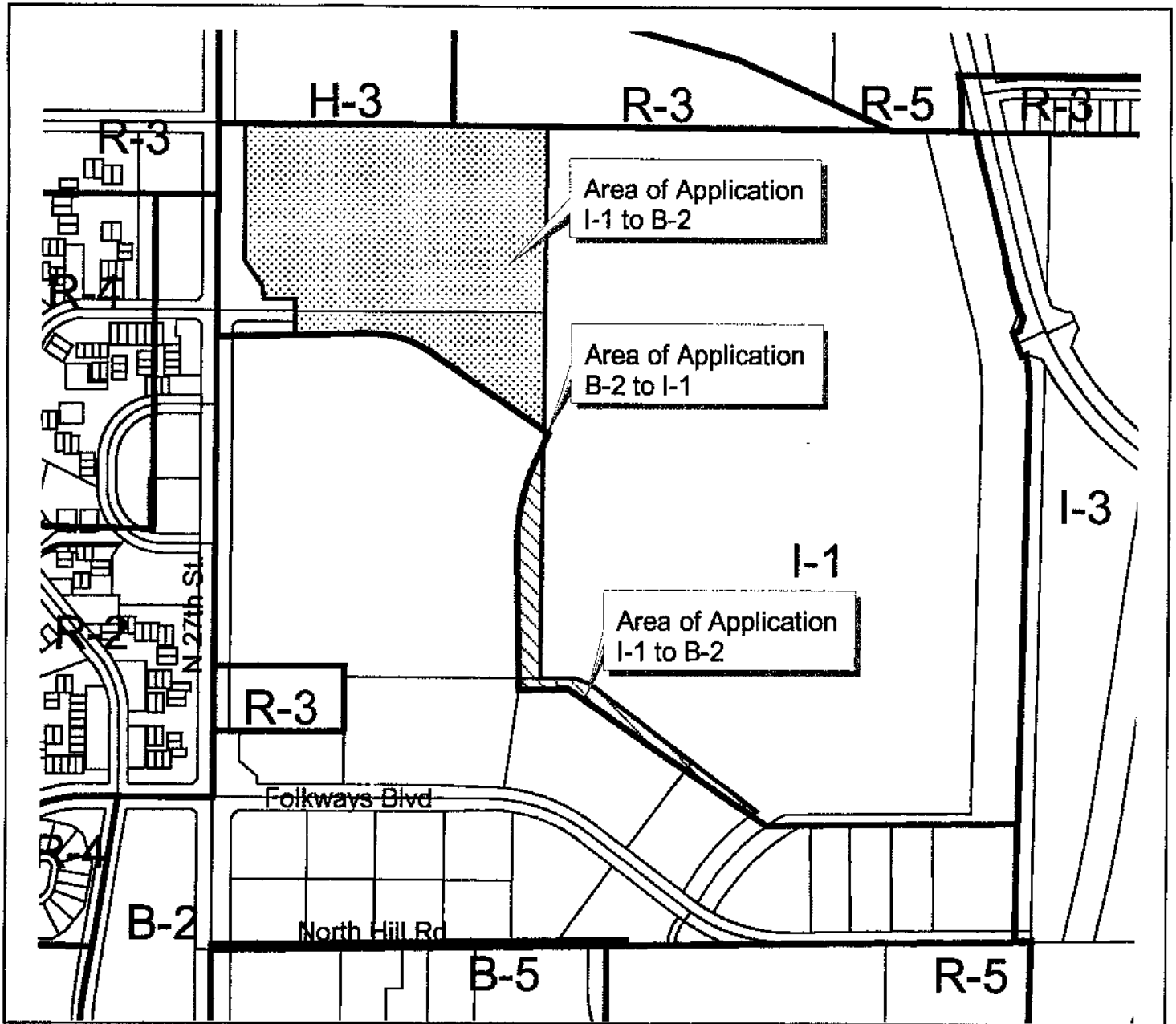
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, with amendments as requested by the applicant, seconded by Hunter.

Bayer believes the Commission may have missed an opportunity some time in the past. He is not sure a high school should be surrounded by commercial. This will be an interesting thing to watch. He is not sure this was the right move six months ago, but he supports this development.

Motion for conditional approval, with amendments, carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

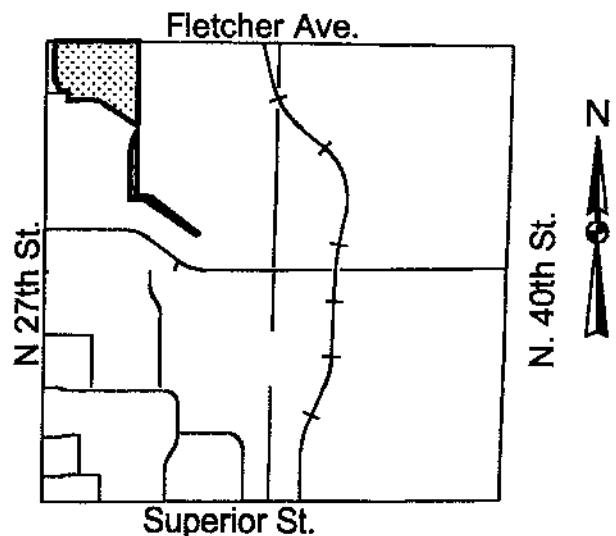
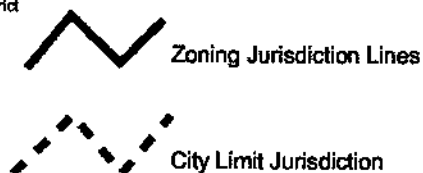


Change of Zone #3252 King Ridge

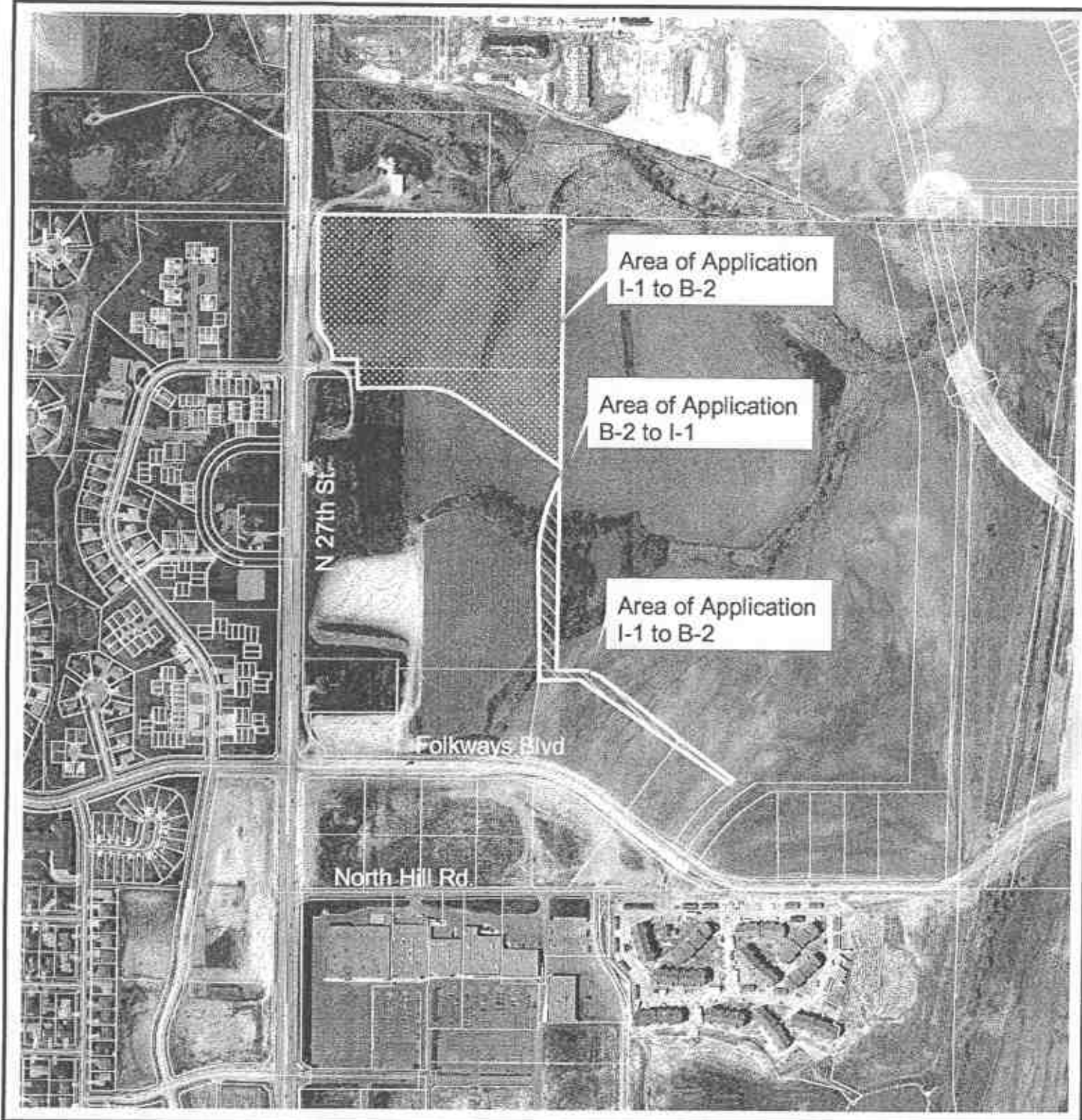
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 6 T10N R7E



Sheet:
Date:
Lincoln City - Lancaster County Planning Dept.



**Change of Zone #3252
King Ridge**



Sheet 3 of 4

Date: _____

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "I-1" TO "B-2"
(PARCEL 1)**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOTS "B" AND "C", KING RIDGE 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 15 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOTS "B" AND "C", A DISTANCE OF 943.95 FEET TO A POINT, THENCE NORTH 54 DEGREES 41 MINUTES 02 SECONDS WEST, A DISTANCE OF 424.19 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 364.00 FEET, ARC LENGTH OF 222.73 FEET, DELTA ANGLE OF 35 DEGREES 03 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 72 DEGREES 12 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 219.28 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 253.68 FEET TO A POINT, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOTS "C" AND "B", A DISTANCE OF 72.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 100.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 38.76 FEET TO A POINT OF DEFLECTION, THENCE NORTH 34 DEGREES 50 MINUTES 17 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "B", A DISTANCE OF 107.84 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 438.54 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B", THENCE SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 972.00 FEET TO THE TRUE POINT OF BEGINNING; SAID TRACT CONTAINS A CALCULATED AREA OF 15.40 ACRES, OR 670,931.97 SQUARE FEET MORE OR LESS.

March 20, 2000 (8:06AM)
F:\PROJECTS\980141\mikej\ZONE1.L01

**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "B-2" TO "I-1"
(PARCEL 2)**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 2, KING RIDGE 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 15 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 943.95 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 54 DEGREES 41 MINUTES 02 SECONDS EAST, A DISTANCE OF 29.32 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 436.00 FEET, ARC LENGTH OF 32.43 FEET, DELTA ANGLE OF 04 DEGREES 15 MINUTES 44 SECONDS, A CHORD BEARING OF SOUTH 56 DEGREES 48 MINUTES 54 SECONDS EAST, AND A CHORD LENGTH OF 32.43 FEET TO A POINT, THENCE SOUTH 26 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 62.63 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 636.00 FEET, ARC LENGTH OF 59.78 FEET, DELTA ANGLE OF 05 DEGREES 23 MINUTES 07 SECONDS, A CHORD BEARING OF SOUTH 23 DEGREES 37 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 59.75 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 2, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 145.58 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 0.08 ACRES, OR 3,588.07 SQUARE FEET MORE OR LESS.

MARCH 20, 2000 (8:07AM)
F:\PROJECTS\980141\mikej\ZONE2.L01

**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "I-1" TO "B-2"
(PARCEL 3)**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "C", KING RIDGE 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT "B" KING RIDGE 1ST ADDITION, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 15 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOTS "B" AND "C", A DISTANCE OF 1089.53 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 15 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "C", A DISTANCE OF 675.54 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "C", THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 40.96 FEET TO A POINT, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST, A DISTANCE OF 450.98 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 636.00 FEET, ARC LENGTH OF 229.51 FEET, DELTA ANGLE OF 20 DEGREES 40 MINUTES 33 SECONDS, A CHORD BEARING OF NORTH 10 DEGREES 35 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 228.27 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID OUTLOT "C", SAID POINT BEING THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 0.56 ACRES, OR 24,646.93 SQUARE FEET MORE OR LESS.

MARCH 20, 2000 (8:08AM)
F:\PROJECTS\980141\mikej\ZONE3.L01

**LEGAL DESCRIPTION
CHANGE OF ZONE
FROM "I-1" TO "B-2"**

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF OUTLOTS "E" AND "F" KING RIDGE 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT "E", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 161.65 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 139.01 FEET, ARC LENGTH OF 89.00 FEET, DELTA ANGLE OF 36 DEGREES 41 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 71 DEGREES 24 MINUTES 04 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 87.49 FEET TO A POINT OF TANGENCY, THENCE SOUTH 53 DEGREES 03 MINUTES 31 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID OUTLOTS "E" AND "F", A DISTANCE OF 656.40 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "F", THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 860.00 FEET, ARC LENGTH OF 24.20 FEET, DELTA ANGLE OF 01 DEGREES 36 MINUTES 44 SECONDS, A CHORD BEARING OF SOUTH 53 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "F", AND A CHORD LENGTH OF 24.20 FEET TO A POINT, THENCE NORTH 55 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 716.13 FEET TO A POINT, THENCE SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 158.64 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID OUTLOT "E", THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 564.00 FEET, ARC LENGTH OF 28.54 FEET, DELTA ANGLE OF 02 DEGREES 53 MINUTES 56 SECONDS, A CHORD BEARING OF NORTH 02 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 28.53 FEET TO A POINT OF TANGENCY, THENCE NORTH 01 DEGREES 10 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "E", A DISTANCE OF 9.52 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 35,096.00 SQUARE FEET OR 0.81 ACRES MORE OR LESS.

NOVEMBER 29, 2000 (12:07PM)
F:\Projects\980141\mikej\OLEFZONE.L01